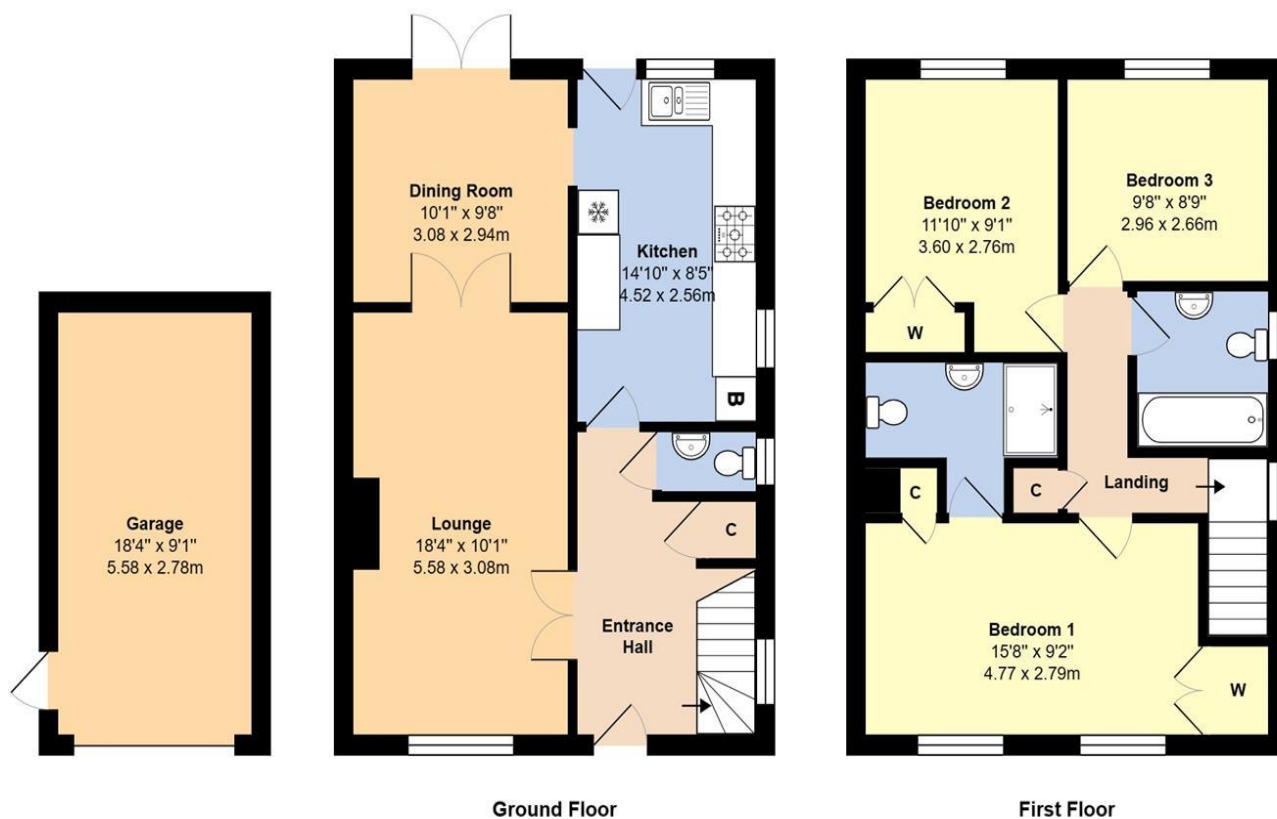


**15 The Hamlet, Waterford Gardens,
Climping, West Sussex, BN17 5RY**
Offers Over £425,000 - Freehold



Total Area: 1260 ft² ... 117.0 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024

Council Tax Band - E
Energy Efficiency Rating - C
Tenure – Freehold

Private Estate Charge

We understand the private estate charge is approximately £170.00 every quarter.

We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com



Glyn-Jones and Company are delighted to offer for sale this attractive semi-detached thatched house, which was built in 2004 and forming part of the sought-after private Waterford Gardens development.

The property offers light and bright accommodation which comprises; an entrance hall with stairs to the first floor, a living room with double doors leading to a dining room, a 14ft 10" kitchen with integral fridge and dishwasher, a ground floor cloakroom, three good sized bedrooms with an ensuite shower room and a modern family bathroom.

In our opinion, the property is presented in good clean decorative order throughout and benefits from gas fired central heating and double glazing with window blinds.



At an Average rating of **4.9/5** ★★★★★



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The private Waterford Gardens estate is conveniently situated within approximately two miles from the beach and just over two and a half miles from Littlehampton mainline railway station.

There are various amenities in the general area including supermarkets, local schools and Littlehampton golf club.



Externally, there is a delightful south facing garden which is mainly laid to lawn with a paved area. The rear garden also has a water tap, a bbq area with gazebo and a timber shed. To the side there is a block paved driveway providing off road parking for several vehicles and leads up to a garage which benefits from an electric door, power, light and a pitched roof providing an excellent storage space.

AGENTS NOTE: The vendor informs us the thatch roof was re-ridged in 2020.



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